



WIDMYER
CORPORATION

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April 18, 2016

Brad Cramer

Director, Community Development Services

680 Park Avenue

Idaho Falls, ID 83402

RE: BONNEVILLE HOTEL PROPOSAL INITIAL SUBMITTAL

Dear Mr. Cramer and Idaho Falls Redevelopment Agency,

Widmyer Corporation and WSR Partnership is pleased to submit an initial qualifications submittal for the redevelopment of the Bonneville Hotel. We are excited that the pieces have been put in place for a developer to come and make a significant change to the downtown Idaho Falls area. We believe our team will not only provide a finished product that will help revitalize the area but we also have the management experience and financial expertise to ensure that the property is successful and a vital part of downtown for many years after its completed.

The members of this team have all been successful developers of real estate and have contributed to the revitalization of downtown Coeur d' Alene. These projects have provided jobs and living units in the downtown core which is vital for its continued success. Attached to this cover letter and attached documentation you will find photos and plans of proposed and completed projects.

We thank you for the opportunity to submit our qualifications for the Bonneville Hotel. We are excited to be a part of this needed project for the city of Idaho Falls and its downtown area and look forward to providing a final proposal. As project manager and principal of Widmyer Corporation, I certify that the information provided in the response to this Request for Proposal is true and accurate.

Sincerely,

Benjamin Widmyer

Owner Widmyer Corporation

Experience & Background

The development partnership of WSR has been in the real estate business for over 30 years. What started as single family rental has led to a current portfolio of 300 residential units and a number of office and retail buildings. In 2015 the partnership made its first investment outside North Idaho by acquiring an affordable apartment complex in Idaho Falls. The team has been active in all aspects of real estate development. Developments have included affordable housing, new construction, and redevelopment of older downtown buildings. Not only does the team have a background in real estate but also significant experience in the hospitality business. The Fort Ground Grill a bar and tavern built in the early 1900s and just outside the downtown core on the edge of North Idaho College was developed in a successful restaurant. The two most recent projects have been distressed buildings in Coeur d' Alene's downtown core. Along with the distressed buildings the development team owns other buildings historic in the downtown core. The proposed architect was part of the Sherman Arms redevelopment and has been responsible for designing and developing Coeur d' Alene's two successful mixed use condo projects, McEuen Terrace and Parkside Tower. The architect and engineering team was also responsible for Coeur d' Alene's \$20 Million revitalization of McEuen Park in downtown.

Successful Historic Projects Downtown:

Fort Ground Grill - Restaurant Redevelopment



Bar and Tavern that was historically renovated into a successful restaurant. Has been operating now for over 10 years.



Sherman Arms Building – Mixed Use Redevelopment

The Sherman Arms building in downtown Coeur d' Alene was originally built in 1908 as the Elite Hotel. Over the years it was transformed from a hotel to mixed use office/retail building. The building was neglected for years and in 2013 was purchased by the development team. At purchase the second and third floor offices were almost entirely vacant and the retail floor needed updating. The finished product resulted in 6 studios, a 1 bedroom and a 2-bedroom unit on the 3rd floor and 11-12 small offices with shared conference room and reception area. The retail areas were rearranged to provide more rentable space and the infrastructure



was put in place for a restaurant/bar in the basement. The building has been a successful development and is 100% occupied.



Exchange Bank Building – Office/Retail Redevelopment

The building sits on the main corner of downtown Coeur d Alene's main street. A remodeled coffee shop was completed after purchase and updates continue on the 2nd floor office space.

405 E Indiana – Mixed Use Redevelopment

This property sat vacant for over 6 years but when purchased and renovated is now completely occupied and has helped revitalize an area just north of downtown.



Elder Building – Proposed Redevelopment

Currently a 40,000 SF building in downtown that has been neglected for years. Retail on the main level and 2nd and 3rd floor office. Current plans call for a mix of retail, office, and residential. Two to three additional floors will be added to create spectacular residential units with large decks and balconies that overlook the city and great lake views.



Project Team

Steve Widmyer – Partner WSR Partnership, Mayor Coeur d' Alene

Steve gained financial prowess from his years as controller for The Coeur d'Alene Resort, and his ownership and management of a diverse portfolio of commercial and rental properties throughout the city. Since 1995, Steve and his wife Marie have owned and operated two women's clothing stores, Marie's Boutique and Marmalade. He has also opened two successful restaurants and continues to own and operate the historic Fort Ground Grill in the higher education campus. Steve earned a Bachelor's Degree in Finance and MBA from the University of Idaho.

An active member of the community, Steve currently serves on the Jobs Plus Board of Directors and the Board of Coeur d' Alene's urban renewal agency. He is a past trustee of the North Idaho College Board of Directors and Past President of both United Way of Kootenai County and North Idaho College Booster Club.

Bill Reagan – Partner WSR Partnership, General Manager Coeur d' Alene Resort

Bill for the last 30 years has been General Manager of the Coeur d'Alene Resort his wife Danelle operates a boutique store in downtown Coeur d'Alene called Vault Coffee. Bill holds a graduate degree from Washington State University in Hotel and Restaurant Administration and a Master's degree in Business from the University of Idaho. Bill and Danelle in addition to their partnership with Steve own other commercial real estate and are very active in the community. Bill has served in a number of appointed and volunteer boards including Planning Zoning Commission, Idaho Travel Council, Coeur d'Alene Chamber of Commerce and United Way.

Benjamin Widmyer - Project Manager, President Widmyer Corporation

Ben owns and operates Widmyer Corporation a professional property management company and real estate development company with a current portfolio of over 400 affordable and market rate residential units throughout the state of Idaho and over 100,000 square feet of commercial space. Ben is the President of the Coeur d' Alene Traders Club and sits on the board of directors at Coeur d' Alene Homes and Balance North Idaho. He provides brokerage services through his company as

a Sales Associate at Coldwell Banker Commercial in Coeur d' Alene. He specializes in investment properties and leasing of office and retail properties. He has extensive experience in multifamily and residential income producing properties as well as successfully completing numerous transactions in the downtown Coeur d' Alene area. Ben earned his bachelor's degree in finance from Wofford College where he was a four-year letterman in football.

Monte Miller, AIA – *Senior Partner Miller Stauffer Architects*

Monte has well earned a reputation for creating innovative design solutions to all project types. Having worn hats as both architect and developer, Monte has learned to turn economic hurdles into design opportunities. Looking for ways to take advantage of twelve feet of elevation change in a downtown city block turned into efficient ways to access multi-level structured parking. Appointments include; University of Idaho Advisory Council for the College of Art & Architecture, Coeur d'Alene Community Center Advisory Board, City Infill Zoning Regulations and Downtown Core Development Zoning Regulations.

Philip F Boyd, P.E. – *Principal Engineer & President Welch Comer Engineers*

Phil's 25 years in engineering give him a vast variety of experience to draw from, which is why he is particularly effective when projects are controversial, require creative solutions, or demand a diverse knowledge base. Phil is licensed in Idaho and Washington. He holds a Bachelor of Science Degree from the University of Idaho and a Master of Science degree in Civil and Structural Engineering from Washington State University. In his free time, Phil enjoys spending time on Lake Coeur d'Alene with his wife and two daughters and getting outside road or mountain biking, water skiing, running and backpacking.

Supplemental Information:

Miller Stauffer Architects – www.millerstauffer.com

Welch Comer Engineers - www.welchcomer.com

Attached Plans

- Sherman Arms
- Proposed Elder Building

Widmyer Corporation

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Coeur d' Alene, ID 83814

Phone: 208.664.5081

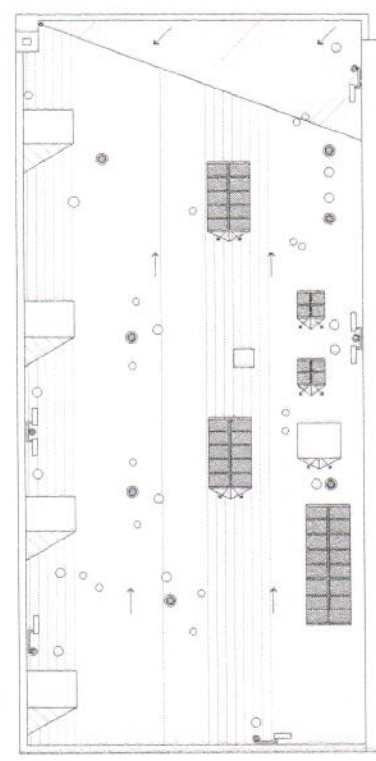
Fax: 208.446.0728

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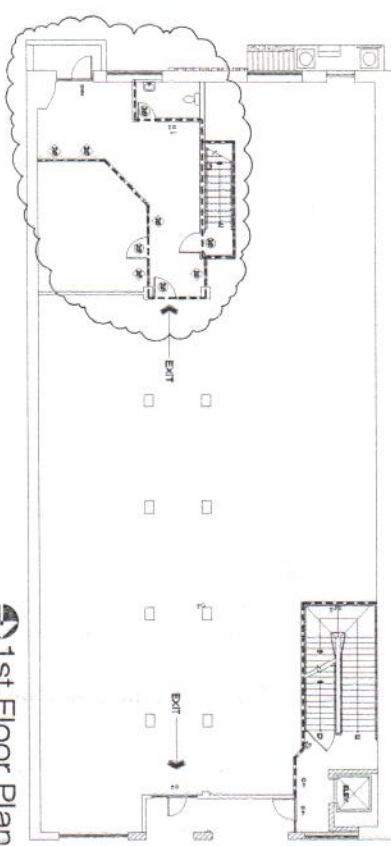
Fire Rating Key

WALL	1 HOUR RATED WALL	1 HOUR RATED WALL, 4' 0" MIN. RATED FIRE PARTITION, 4' 0" MIN. RATED FIRE PARTITION, 4' 0" MIN. RATED FIRE PARTITION
FLOOR	1 HOUR RATED FLOOR, 1' 0" MIN. RATED FLOOR, 1' 0" MIN. RATED FLOOR	1 HOUR RATED FLOOR, 1' 0" MIN. RATED FLOOR, 1' 0" MIN. RATED FLOOR

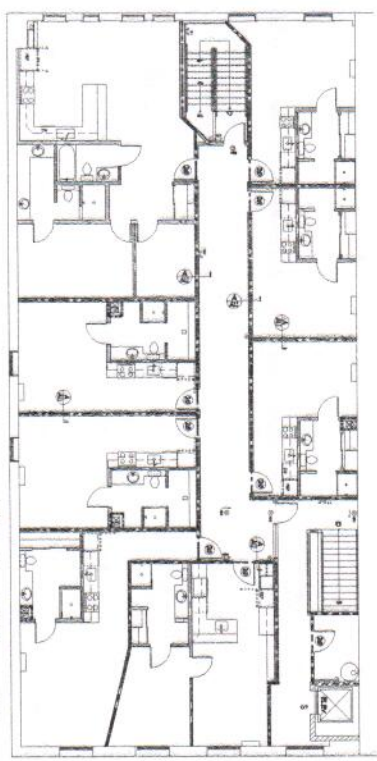
Door Rating Key	1 HOUR RATED DOOR	1 HOUR RATED DOOR
Glazing Rating Key	1 HOUR RATED GLAZING	1 HOUR RATED GLAZING



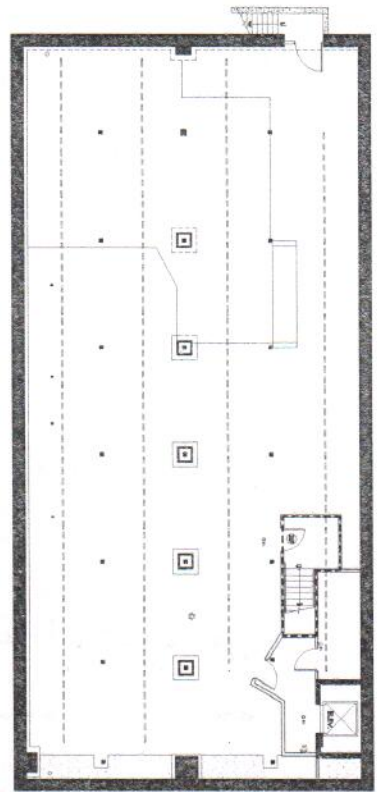
Roof Plan
Scale: 1/8" = 1'-0"



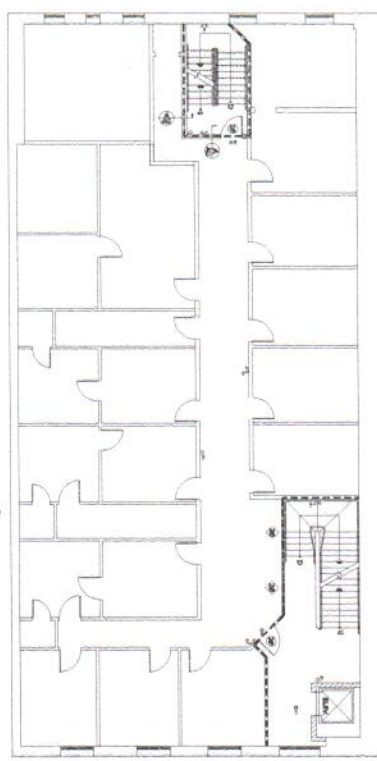
1st Floor Plan
Scale: 1/8" = 1'-0"



3rd Floor Plan
Scale: 1/8" = 1'-0"



Basement Floor Plan
Scale: 1/8" = 1'-0"



2nd Floor Plan
Scale: 1/8" = 1'-0"

Revision #2 Date: 7.20.14
Revision #4 Date: 8.26.14
Field Order #1: 9.8.14
Print Date: 8.8.14

A1.1

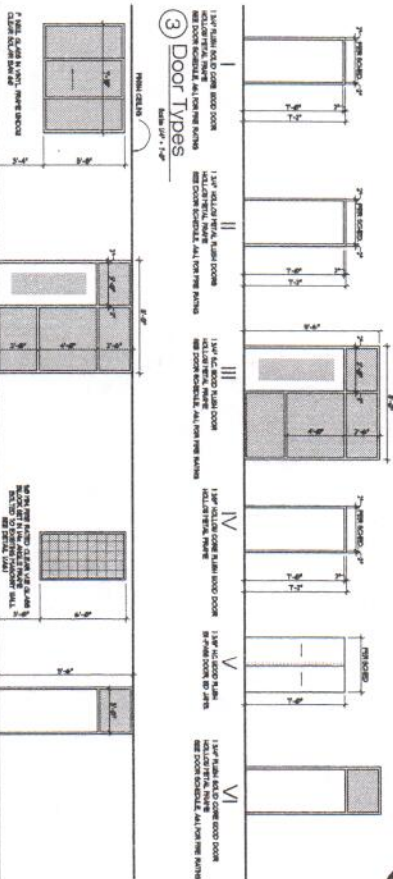
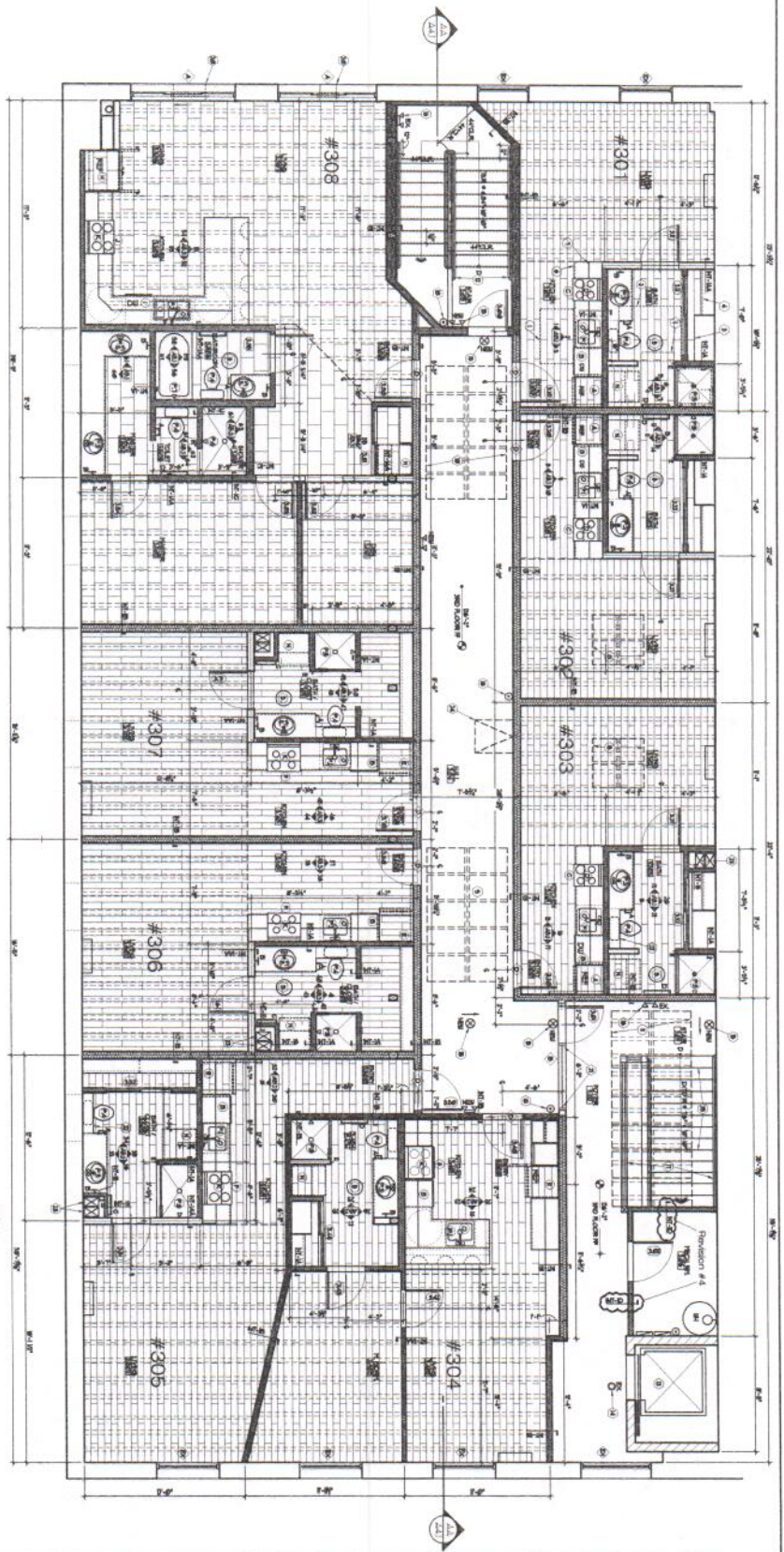


Sherman Mall Apartments
412 Sherman Ave.
Coeur d'Alene, ID

EGRESS PLAN
FIRE PROTECTION PLAN

MILLERSTAUFFER
ARCHITECTS

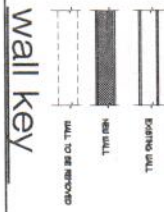
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3rd Floor Plan

keynotes

Revision #3 Date: 8/18/14
 Revision #4 Date: 8/26/14
 Print Date: 8-18-14



Revision #2 Date: 7/20/14
 Revision #3 Date: 8/18/14
 Revision #4 Date: 8/26/14

A2.3



Sherman Mall Apartments
 412 E Sherman Ave.
 Coeur d'Alene, ID

3RD Floor Plan
 Door & Window Types
 Wall Types

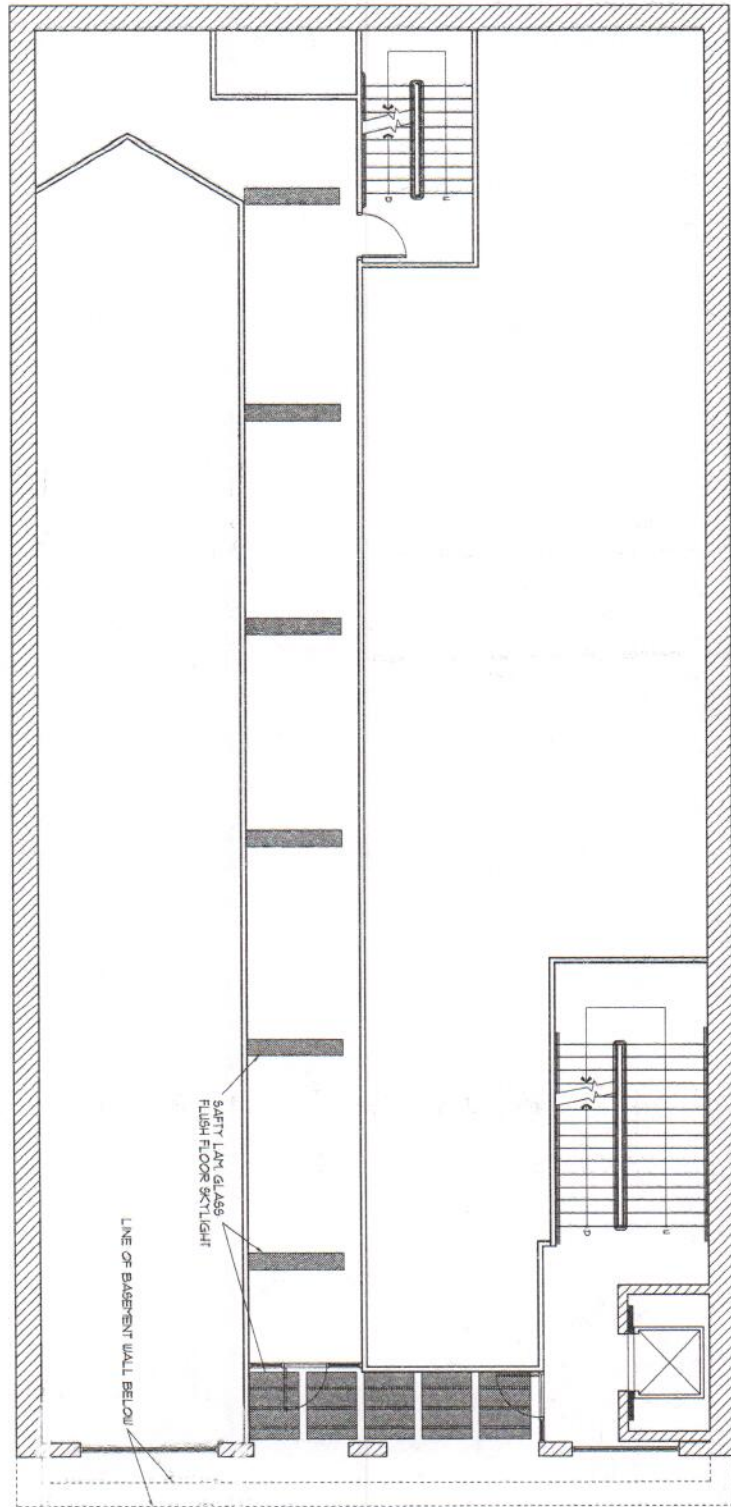
MILLERSTAUFFER
 ARCHITECTS

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SCALE, 1/4" = 1'-0"

➔ main level floor plan
SCALE: 1/8" = 1'-0"



Print Date: 6/20/13

P2.1



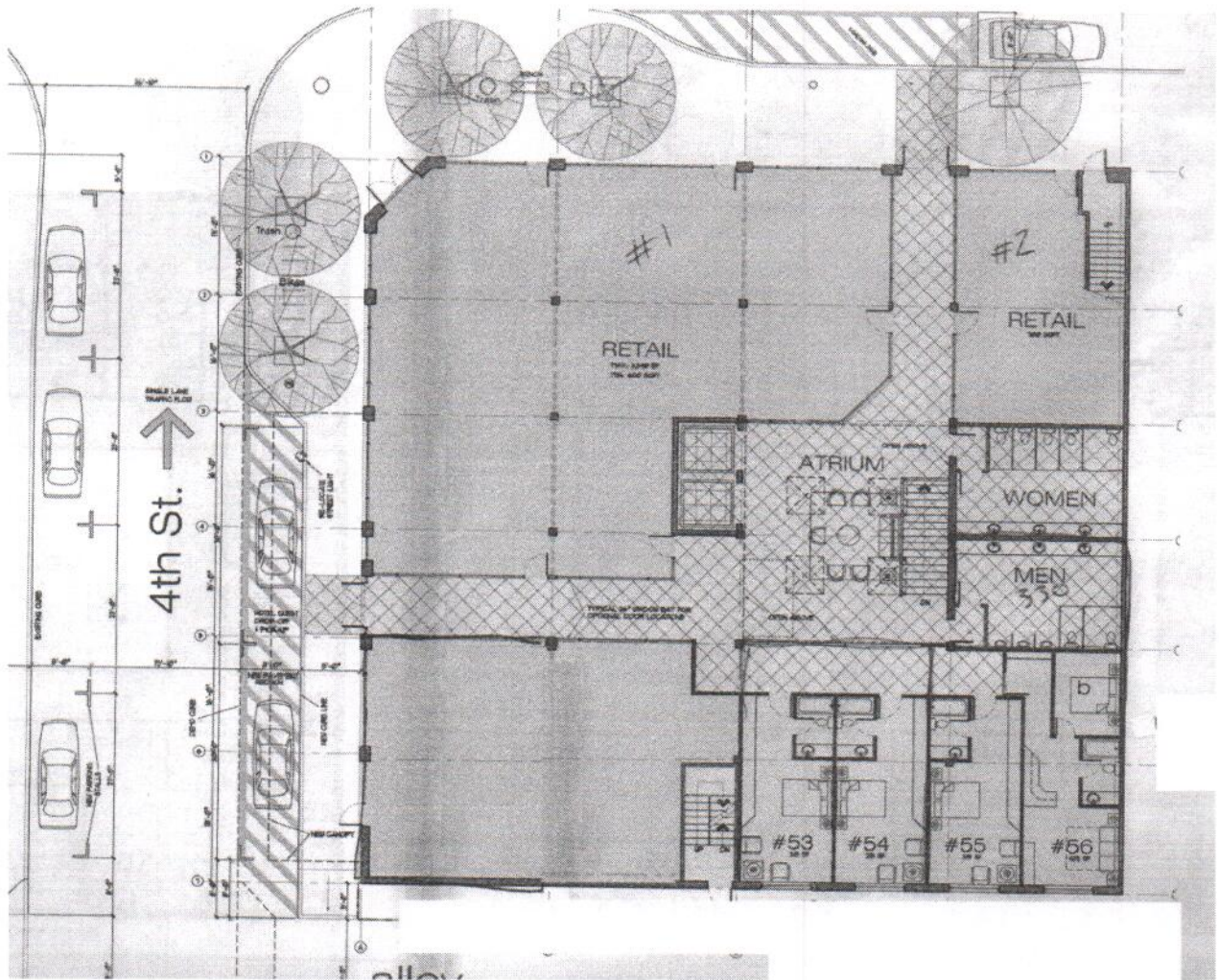
412 Sherman Sports Pub
412 E Sherman Ave
Coeur d'Alene, Idaho

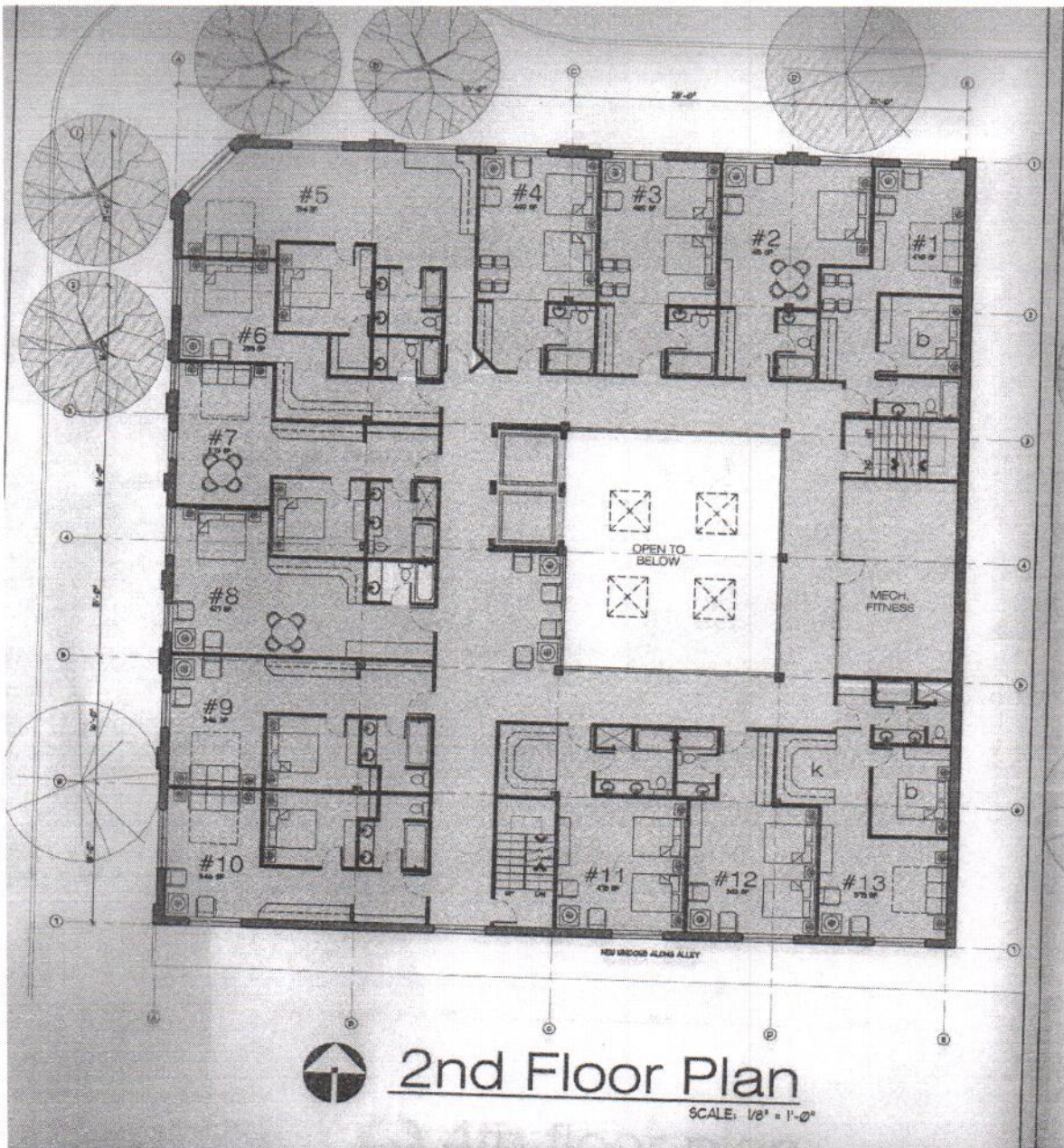
Main Floor Plan
Code Analysis
Scale: 1/8" = 1'-0"

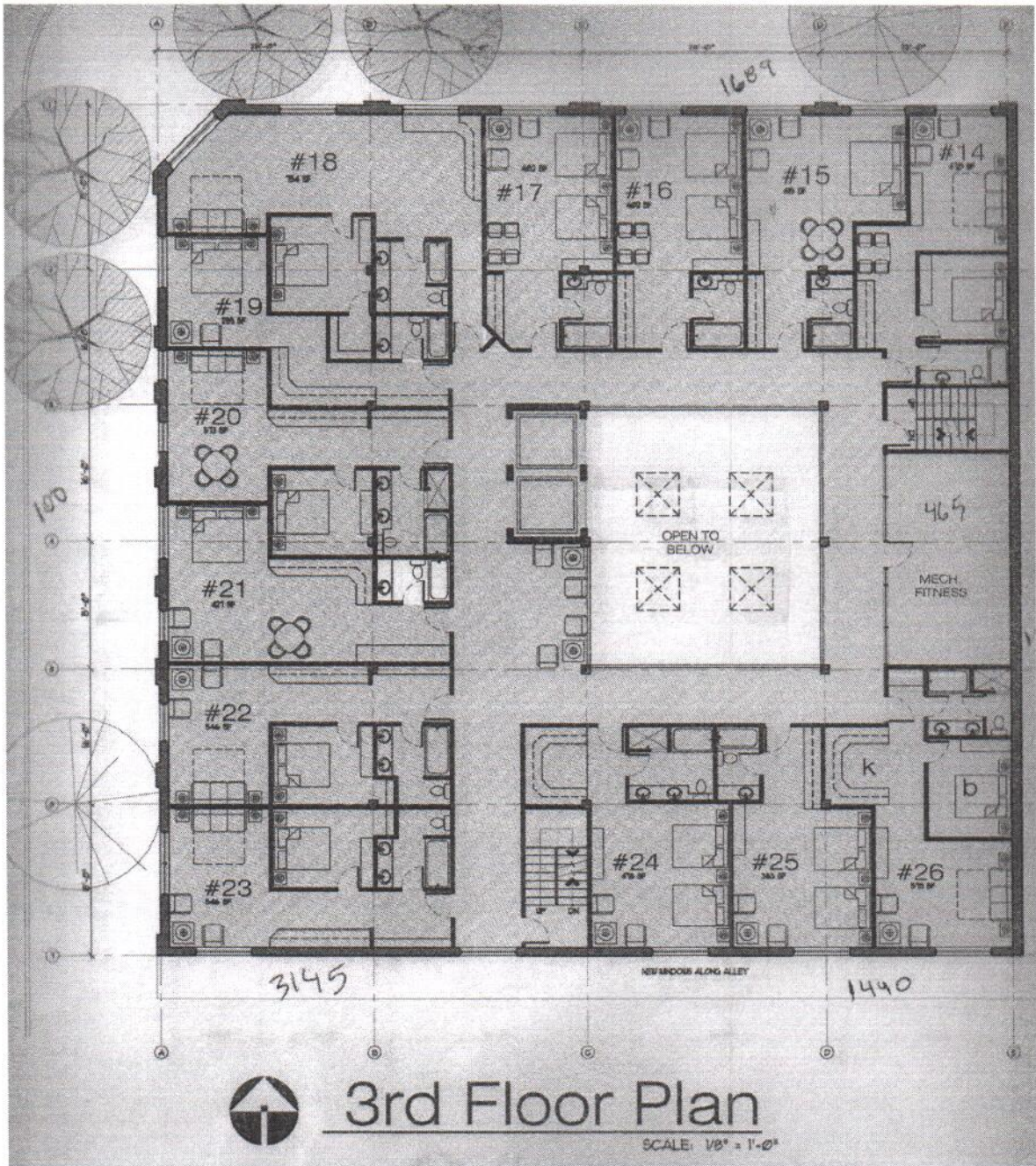
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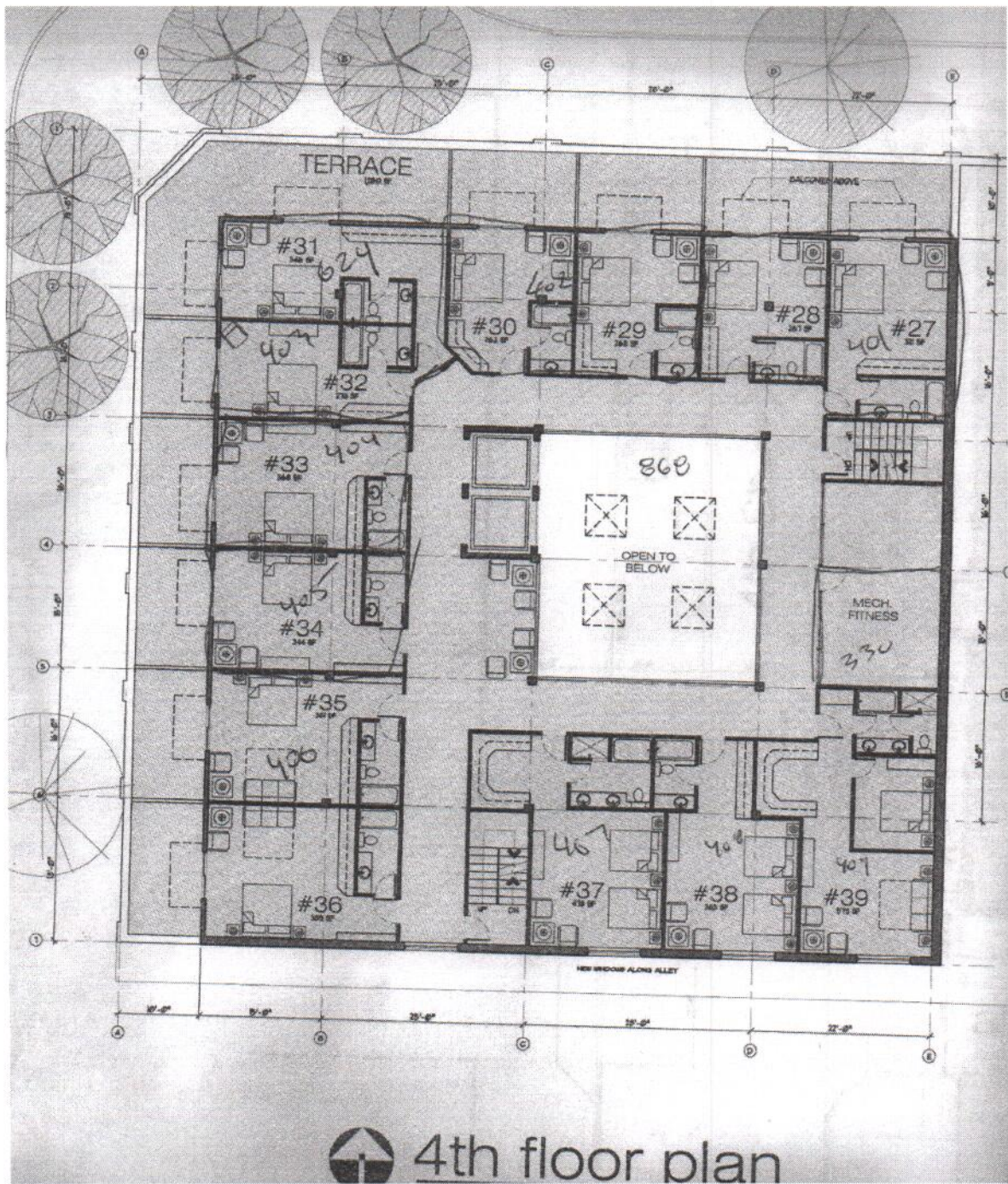


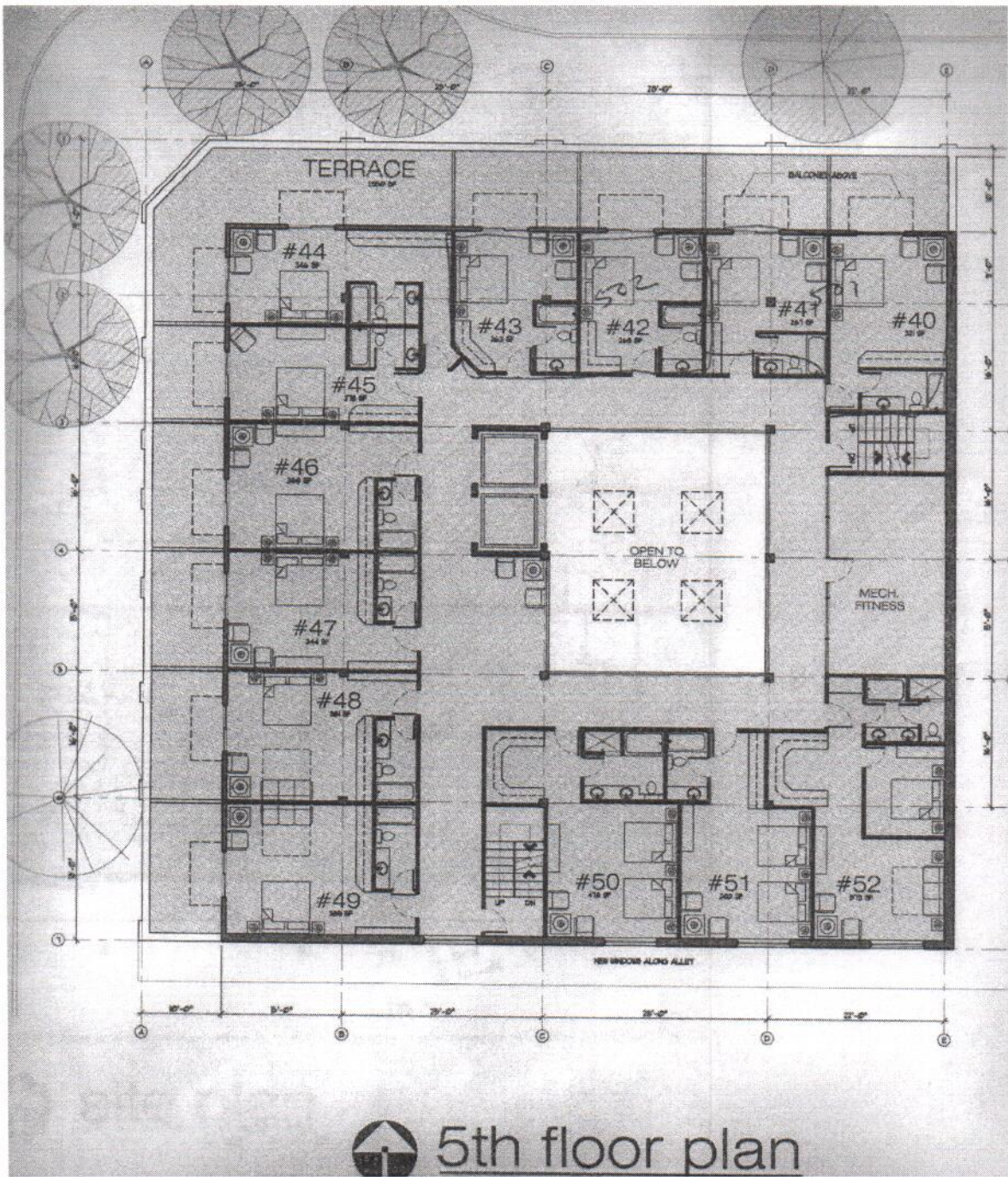
Elder Building Proposed



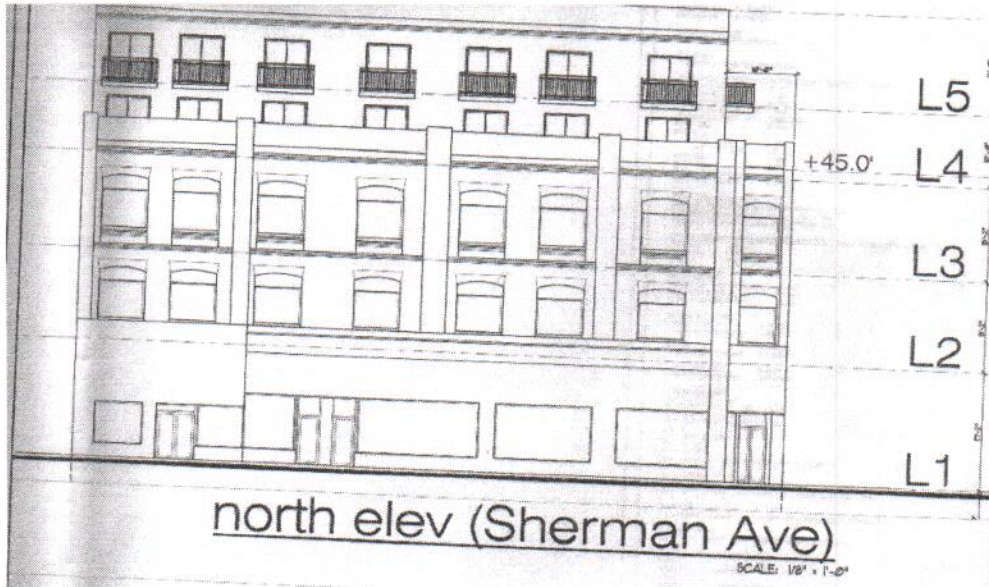








5th floor plan



ORS
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